

Auburn Planning Board Meeting Minutes September 12, 2017

ROLL CALL:

Regular Members present: Robert Bowyer, Evan Cyr, Dan Philbrick Presiding, Mia Poliquin Pross, Samuel Scogin, Nathan Hamlyn and Marc Tardif

Regular Members absent: None

Associate and other Members present: Dustin Boutin

Associate and other Members absent: Christopher Lewis and Bilal Hussein, Planning Board Student Representative.

Also present representing City staff: Doug Greene, Urban Development Specialist and Zach Mosher, Auburn City Planner

Chairperson Philbrick called the meeting to order at 6:00 pm and asked for a roll call from the members. He stated there was a quorum and asked for a motion on the minutes.

MINUTES:

July 11, 2017 Meeting Minutes Approval Request

A motion was made by Evan Cyr and seconded by Samuel Scogin to approve the July 11, 2017 meeting minutes as presented. After a vote of 7-0-0, the motion carried.

August 8, 2017 Meeting Minutes Approval Request

A motion was made by Mia Poliquin Pross and seconded by Evan Cyr to approve the August 8, 2017 meeting minutes as presented. After a vote of 7-0-0, the motion carried.

PUBLIC HEARINGS & NEW BUSINESS:

A. Site Plan Review and Subdivision Review for a 36 Unit Residential Planned Unit Development (R-PUD), located at 477 Minot Ave, pursuant to Chapter 60 Article IV Division 9, Planned Unit Developments; Chapter 60 Article XVI Division 2, Site Plan Review and Chapter 60 Article XVI Division 4, Subdivision of the Auburn Code of Ordinances.

Chairperson Philbrick explained the process of the Planning Board meeting.

Zach Mosher, Auburn City Planner went over the staff report and presented slides via PowerPoint.

(11:30 on DVD)

Matt Teare of Developers Collaborative Predevelopment, LLC introduced Laura Reading also of Developers Collaborative and Darrin Stairs and Adam Shane of Stantec Consulting Services, Inc. Each gave a brief explanation of the project and answered questions from Board members.

(24:35 on DVD)

Open Public Input

A motion was made by Samuel Scogin and seconded by Mia Poliquin Pross to open the public input part of the hearing. After a vote of 7-0-0, the motion carried.

Arthur Butcher of 39 Towle Street and Terri Whalen of 48 Towle Street stated the following concerns:

- Already hazardous trying to enter onto Minot Av and with added traffic from development will make it worse
- With the Fairview School and Clover Manor traffic and Roopers open in the morning adds to the traffic issue
- Snow banks are high in the winter so vehicles have to inch out onto Minot Avenue to see if vehicles are coming before exiting their street creating hazardous situation
- Development is too large for the small area in that part of town
- Not much buffer and concerned about people walking from the development into their back yard
- Value of houses in the area will come down

A motion was made by Marc Tardif and seconded by Evan Cyr to close the Public Input part of the hearing. After a vote of 7-0-0, the motion carried.

Evan Cyr asked about similar developments in the City, specifically 62 Spring Street and the tax valuations of their surrounding properties. Doug replied that 62 Spring Street hasn't started construction so valuations haven't changed and said it's difficult to predict what the impact would be on surrounding properties. He said in his opinion, he didn't think it would have tremendous impact on the properties on Towle Street. He listed factors that might impact property values as noise, light, visual impacts and traffic. He suggested that neighbors speak to the City Engineering Department and or their Council Representative regarding any traffic movement issues when exiting their street. He concluded by stating that the City of Auburn is trying to promote reasonable efficient development that can increase our tax rolls and this application is following the guidelines and rules that we have in place.

After further discussion, the following motion was made:

A motion was made by Robert Bowyer and seconded by Marc Tardif to approve the application and incorporate the wording of the staff report which starts on the bottom of page 9 and continues on page 10 with the addition of a condition that screening by conifer plant materials, as approved by City staff, be provided in the northwest corner of the site to reduce the visibility of the project from adjoining residential properties to the north. After a vote of 7-0-0, the motion passed.

(51:20 on DVD)

OLD BUSINESS:

- A. Joy and Hamilton Architects, Inc., an agent for John F. Murphy Homes is seeking approval of a Special Exception and Site Plan Review application to construct a new, 14 bed, 14,000 s.f. nursing home for people with intellectual disabilities near the corner of Summer St and Mayfield Rd (PID: 270-007) pursuant to Chapter 60, Sections 60-255 (b), (1) Suburban Residential District use regulations; Chapter 60, Sec. 60-1301 and 60-1336 of the Auburn Code of Ordinances.**

Zach presented the staff report via PowerPoint.

The applicant, Bill Hamilton of Joy and Hamilton Architects answered questions from Board members.

Open Public Input

A motion was made by Evan Cyr and seconded by Samuel Scogin to open the public input part of the hearing. After a vote of 7-0-0, the motion carried.

No comments

A motion was made by Evan Cyr and seconded by Samuel Scogin to close the Public Input part of the hearing. After a vote of 7-0-0, the motion carried.

Robert Bowyer commented that he had raised the question at the last hearing, about delineation of the wetlands and the approval by the state agency regarding this proposal which it seems to him involves encroachment to the wetland, filling of wetlands and that part of the building and impervious surface of the parking area is in the wetland. He said he did not find in this month's packet a proposal that deals with mitigation of wetlands or replication of wetlands elsewhere on the site.

(58:10 on DVD)

Mr. Hamilton explained how they planned to take care of the wetland issue, which he said is being caused by the water run-off from Mayfield Street. He said what is being proposed by the people handling the application to DEP and Jay Potter, Civil Engineer is they are going to collect this water in a retention pond and pipe it underground back to the other side so it will rejoin where the water goes presently. He said we aren't removing or treating the water from the site but are trying to keep it as natural as possible. He said the water that is coming off of the impervious surface is going to be treated and released to a controlled situation and placed back on the site.

A discussion ensued between Mr. Bowyer and Mr. Hamilton regarding the wetlands.

(1:09:40 on DVD)

A motion was made by Evan Cyr and seconded by Marc Tardif to approve Special Exception and Site Plan Review to construct a new, 14 bed, 14,000 s.f. nursing home for people with intellectual disabilities near the corner of Summer St and Mayfield Rd (PID: 270-007) pursuant to Chapter 60, Sections 60-255 (b), (1) Suburban Residential District use regulations; Chapter 60, Article XVI, Division 2 – Site Plan Review and Chapter 60, Article XVI, Division 3 – Special Exception of the Auburn Code of Ordinances with the Findings that the Special Exception meets the 7 conditions

pursuant to Chapter 60, Sec. 60-1336 and meets the 4 conditions for Site Plan review pursuant to Chapter 60, Sec. 60-1277 and with the added Condition that no development activity shall be conducted until any bonding or inspection fees is determined and received by the Auburn Engineering Department.

Robert Bowyer said he would not be in favor of the motion because of the amount of site disturbance and grading that would be occurring and said he is concerned about the stability of the slopes. He commented that this is a large challenging site but there are other locations on this site where the building could be located without anywhere near the amount of site disturbance that this presented. After a vote of 6-0-1, the motion carried. (Robert Bowyer opposed.)

The Board members took a 5 minute break and Chairperson Philbrick called the meeting back to order at 7:20 pm.

MISCELLANEOUS:

A. Text Amendment concerning contradictory definitions of Livestock, Animals, and Pets pursuant to Chapter 8, Article I Sec 8-1 and Chapter 60, Article I Sec. 60-2.

Zach explained the situation and after a lengthy discussion between Board members and staff the following motion was made:

(1:45:40 on DVD)

A motion was made by Mia Poliquin Pross and seconded by Sam Scogin to forward a favorable recommendation to the City Council to change the definition to Livestock and Farm, Animals in Chapter 60, Section 60-2 to read:

Livestock means, but may not be limited to, any horses, mules, donkeys, cattle, goats, sheep, or swine.

Farm, livestock, means any parcel of land that contains at least the following land area used for the keeping of horses, mules, donkeys, cattle, goats, sheep, swine and similar sized animals for the agricultural use of the residents of the lot, provided that there is a minimum of 1 acre of land as required by Chapter 8 Animals and adequate land area is provided for each animal unit, excluding water bodies of one-quarter acre surface area or larger:

- (1) Cattle: One bovine animal unit per acre of cleared hay-pasture land.
- (2) Horse: 1.5 animal units per acre of cleared hay/pasture land.
- (3) Sheep: Three animal units per acre of cleared hay/pasture land.
- (4) Swine: Two animal units per acre of cleared land.
- (5) Other livestock farms: The required lot size shall be determined by municipal officer charged with enforcement and shall conform to the lot size for similar sized animals.

After a vote of 7-0-0, the motion carried.

ADJOURNMENT